



Dolphin Quay, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	80
EU Directive 2002/91/EC			



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £280,000

Description

LARGER STYLE THREE BEDROOM APARTMENT WITH A BALCONY OFFERING WONDERFUL RIVER VIEWS SITUATED ON THE FISH QUAY IN NORTH SHIELDS - NO UPPER CHAIN

We welcome to the sales market this larger style three bedroom, fourth floor apartment which is situated on the fish quay in North Shields. Benefitting from a private balcony with stunning river views, two bathrooms and a designated parking bay.

Briefly comprising: Secure communal entrance with a lift and stairs to the fourth floor. A private hallway gives access to all rooms and has two built in storage cupboards. The lounge/diner is bright and airy with a balcony offering stunning open views of the River Tyne. The kitchen has fitted wall and base units which includes integrated appliances such as a fridge/freezer, electric hob, extractor fan, oven, washer/dryer and dishwasher. There are three bedrooms, one of which benefits from an en-suite shower room with hand basin and W.C. The bathroom consists of a bath with shower over, hand basin and W.C. This property benefits from a balcony with wonderful open views of the River Tyne and there is a designated parking bay.

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North Shields has a good selection of shops and amenities, it is close to major road links providing ease of access to other local towns at the Coast and Newcastle city centre. North Shields Fish Quay is only a short walk and has an extensive range of cafés, bars and restaurants, Tynemouth Village is also within walking distance.

Secure Communal Entrance

Private Hallway

Lounge/Diner

17'2" x 12'0"

Kitchen

9'11" x 6'10"

Bedroom One

12'2" x 9'4"

En-Suite

6'5" x 4'10"

Bedroom Two

19'0" x 8'11"

Bedroom Three

8'2" x 7'10"

Bathroom

6'10" x 5'8"

Externally

This property benefits from a balcony with wonderful open views of the River Tyne and there is a designated parking bay.

